

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 946 EAST 51ST STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0121, on file at the Planning and Development Review Department, as follows:

Lot 13, Block J, Ridgetop Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 200 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 946 East 51st Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

1 The following uses are prohibited uses of the Property:
2

Pawn shop services
Residential treatment

3
4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the community commercial (GR)
6 base district and other applicable requirements of the City Code.
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8 **PART 4.** The Property is subject to Ordinance No. 020523-31 that established the North
9 Loop neighborhood plan combining district.

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11 **PART 5.** This ordinance takes effect on _____, 2014.
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14 **PASSED AND APPROVED**

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18 _____, 2014

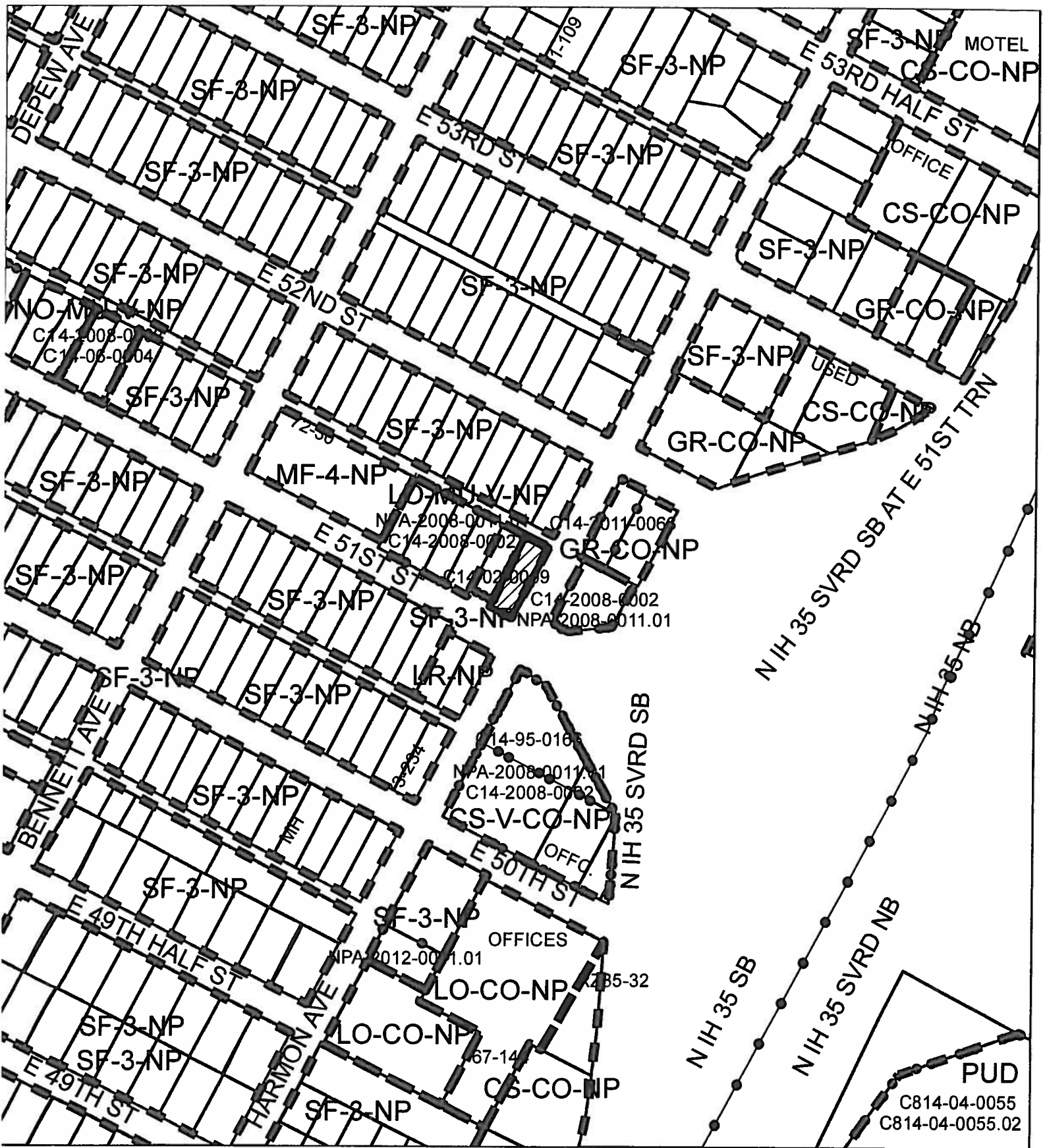
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19 _____
20 Lee Leffingwell
21 Mayor

22
23 **APPROVED:** _____ **ATTEST:** _____

24 Karen M. Kennard
25 City Attorney

Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0121

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic information by the City of Austin regarding specific accuracy or completeness.

Exhibit A



1" = 200'